

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
R-5 Urban Standard Density Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.40			
Use	Permitted: Detached dwelling	Detached dwellings	Yes
Development Code Section 20.05.50			
Minimum Lot Area	5,000 square feet	Proposed Lots: Lot 1 – 5,118 Sq. Ft.; Lot 2 – 6,071 Sq. Ft.; Lot 3 – 6,787 Sq. Ft.	Yes
Minimum Lot Dimensions			
Width	0 feet	Proposed Lots: Lot 1 – 51 Ft.; Lot 2 – 53 Ft.; Lot 3 – 50 Ft	Yes
Depth	0 feet	Proposed Lots: Lot 1 – 89 Ft.; Lot 2 – 89 Ft.; Lot 3 – 135 Ft	
Minimum Yard Setbacks			
Front	20 feet	N/A	N/A
Side			
One side	5 feet		
Opposite	5 feet		
Rear	25 feet		
Minimum Yard Setback with approved Flexible Setback			
Sides (1 st Story)	5 feet		
(2 nd Story)	7 feet		
Maximum Building Height	30 feet	N/A	N/A
Development Code Section 20.05.60			
Residential Density	Minimum Density Requirement	3	Yes

Chapter 60 Off-Street Parking and Loading Requirements

CODE STANDARD	CODE REQUIREMENT		PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.25.15				
Off-street loading	N/A	N/A	N/A	N/A
Development Code Section 60.30.10				
Off-street motor vehicle parking	1 space N/A	N/A	No additional parking spaces requested or required	Yes N/A
Minimum				
Maximum		N/A		
Off-street bicycle parking				N/A
Minimum				
Short term	Not required	N/A	N/A	
Long term	Not required	N/A	N/A	